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ACTON

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June 8, 2015

OF COUNSEL

JAMES W. MURPHY
WAYNE H. SCOTT

Via Hand Delivery

Eva Szkaradek, Town Clerk
Town of Acton
472 Main Street
Acton, MA 01720

Zoning Board of Appeals
Town of Acton
472 Main Street
Acton, MA 01720

Re: Country Properties, LLC, 429 Great Road, Acton, MA; Request for Variance

Dear Town Clerk Szkaradek and Members of the Zoning Board of Appeals:

This office represents Country Properties, LLC (the "Owner") with respect to the attached Petition for a Variance for property located at 429 Great Road in Acton, Massachusetts.

Enclosed please find the following documents:

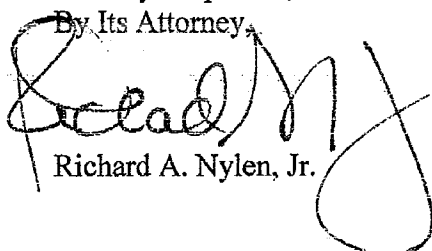
1. Application for a Variance from the front yard setback for the reconstruction and extension of a pre-existing nonconforming structure in the Business District.
2. Memorandum in support of the Variance.
3. A check for the filing fee for the Variance.

Kindly accept same for filing. Thank you for your attention to this matter.

Sincerely,

Country Properties, LLC

By Its Attorney,



Richard A. Nylen, Jr.

RAN/kad
Enclosures

June 8, 2015

Page 2

cc: Mr. Leo Bertolami
George Dimakarakos, P.E.

H:\Bertolami\429 Great Road\Letter to Acton ZBA 06-08-15.docx



Date Received
TOWN CLERK

By: _____

Town of Acton
Massachusetts

Date Received
BOARD OF APPEALS

By: _____

Board of Appeals
(Form 5)
Petition For Variance

June 8 20 15

I/We hereby petition the Board of Appeals for a public hearing and a variance from the requirements of Section 5.2 of the Zoning By-law, as provided by G.L. Chapter 40A, Section 10 to allow:

The razing, reconstruction and expansion/alteration of a pre-existing, nonconforming structure in the Limited Business District with less than the required minimum front yard setback. A memorandum is attached.

OFFICE USE ONLY

Seven copies of petition? _____

Location Map? _____

Plot plans? _____

Additional briefs? _____

List of abutters and other interested parties? _____

Fee - \$100.00/1-25 abutters?
\$125.00/26 + abutters? _____

Next Hearing Date? _____ # _____

Respectfully submitted,

Signed Leo Bertolami
(Petitioner)

Name Country Properties, LLC

Address 6 Proctor Street, Acton, MA

Phone # (978) 897-3000

Signed Leo Bertolami
(Owner of Record)

Name Leo Bertolami, Manager

Address 429-433 Great Road

Acton, MA 01720

Phone # (978) 263-8100

A variance may be granted by the Board of Appeals only if all the conditions, given in Section 10.5.5 are met. The Board may impose conditions, safeguards, and limitations as a part of their decision. (Section X-D)

**REQUEST FOR VARIANCE
ACTON ZONING BOARD OF APPEALS**

**Country Properties, LLC
429 Great Road, Acton, MA 01720**

June 2015

I. INTRODUCTION

Country Properties, LLC (the "Petitioner" or "LLC"), the owner of property located at 429 Great Road, (Map C5, Parcel 67 of the Town Assessor's Map), (the "Property") hereby requests:

1. A Variance from the dimensional provisions of the Town of Acton Protective Zoning Bylaw (the "Bylaw") for the razing, reconstruction and alteration/extension of the existing nonconforming building on the Property for the front yard setback. The Petitioner seeks relief from the Bylaw in order to raze the dilapidated structure and make alterations to reconstruct and expand the structure. A Variance is necessary for the reconstruction of the existing structure as a pre-existing nonconforming structure that will be razed because the building cannot meet the front yard setback.

II. THE PROPERTY AND THE PROJECT

The renovation and rehabilitation is proposed for the century old building on the 1+ acre site at 429 Great Road (the "Property"). The project is proposed by Country Properties, LLC. The Property is bounded by apartments to the northeast, Great Road to the southwest, a shopping center to the southeast and commercial property to the northwest. The Property has approximately three hundred (300') feet of frontage on Great Road with access to municipal water. It has a Title 5 septic system. The Property has an irregular shape with the narrow northwest portion of the lot only fifty feet in depth expanding to the southeast to two hundred

sixty feet of depth. The one hundred foot buffer zone, 75 foot no build zone and the 50 foot no disturb zone under the Acton Conservation Commission jurisdiction are in the southeast portion of the site limiting the building envelope. Zoning setbacks in the Limited Business District are 75 feet from the front (with certain exceptions) and 30 foot rear and side yard setbacks. The existing building is a nonconforming structure that maintains less than a five foot front yard setback and does not meet the side yard setback to the southeast. It meets other dimensional requirements for lot area and density.

The Property has a parking area and the Pegasus Barn, a very old commercial structure. The Property lies relatively flat. The Property begins around elevation 241 at the front corner of the site at Great Road and slopes gradually to the east. The 100-year flood plain is not on the Property according to the FIRM map. The building is a pre-existing nonconforming structure on Great Road as it was constructed prior to enactment of the Zoning Bylaw; and the historic use of the building is as a commercial structure. Existing and proposed uses are consistent with the Bylaw under M.G.L., c. 40A, §6 and Section 8 of the Bylaw.

The Project involves:

1. Razing the century old building as a structurally deficient building.
2. Reconstructing the building.
3. Extending the building to the northwest to accommodate the proposed use.

Petitioner seeks to construct a building for commercial uses as allowed by zoning on the Property. The lot has sufficient frontage on Great Road and lot area to meet the frontage and area requirements of the Bylaw. However, the configuration of the lot is unique and the Petitioner seeks relief so that it can raze and reconstruct the building which is not allowed by zoning by special permit or by right. The shape is unique to this lot within the District as it cannot meet the

Great Road setbacks with this structure. Other properties within this zoning district have sufficient setbacks and do not share the configuration.

The initial plan for the owner was to move the existing nonconforming building back to establish a fifteen (15) foot front setback and extend the building horizontally pursuant to 8.3.3 in order to provide for the five (5) bays for the automobile building. The Planning Department agreed that moving the building could occur subject to a special permit as long as the horizontal addition did not exceed the existing nonconformity for the front yard setback and no new nonconformities were created. However, the LLC was informed by its structural engineer that the building is not sound and should be razed (attached). Unfortunately, the Acton Bylaw does not allow razed structures to be reconstructed except when it is as a result of a calamity such as a fire, flood or act of God by special permit (8.3.4). Reconstruction and alteration of a razed nonconforming commercial structure requires compliance with the Zoning Bylaw which presents a hardship due to the varying depths of the Property.

III. REQUEST FOR FINDINGS

Petitioner seeks a Variance with the following findings:

- A. Owing To Circumstances Relating To Soil Conditions, Shape Or Topography Of Petitioner's Land Or Structures And Especially Affecting Such Plans Or Structures, But Not Affecting Generally The Zoning District In Which It Is Located, A Literal Enforcement Of The Zoning Bylaw Would Involve Substantial Hardship To The Petitioner.**

The parcel at 429 Great Road is unique in this District because the configuration and the setbacks limit the ability to meet both the front yard and rear yard setback requirements if the building is reconstructed for the proposed commercial use.

This lot presents several significant challenges with respect to setbacks.¹ The lot is very shallow along Great Road. As the building envelope shows, the front yard setback varies with lot depth according to note (5 below) from the Acton Zoning Bylaw "Table of Standard Dimensional Regulations." This creates a limited area for building on this lot.

The lot depth of 429 Great Road varies as it goes south down Great Road. At the northern lot line, there is only approximately 52' of lot depth. At the southern lot line, the lot depth increases to approximately 261'. As the attached map shows, #429 Great Road has the shortest average lot depth in the vicinity within the Limited Business District. There will be a harm as the owner cannot construct the proposed building within the footprint by right or by special permit.

B. The Variance May Be Granted Under Proposed Conditions Without Substantial Detriment To The Public Good.

Granting the Variances will be consistent with the uses in the District. The District encourages business and commercial uses and even provides density bonuses. There are office and retail uses in the District. The building will not interfere with other uses in the District and is consistent with the uses and size of other commercial office and retail establishments. Parking for the business is handled on-site and is sufficient. The Project will not increase flooding for the District.

C. The requested use will not be injurious to the neighborhood in which it is to take place.

1. Great Road is presently used primarily for commercial and business use.

¹ An excerpt from page 69 of the Town of Acton Zoning Bylaw, November 2014: (5) The minimum front yard to the sideline of STREETS other than Great Road shall be 30 feet. On LOTS with FRONTAGE on Great Road and in existence on or before February 15, 1990, where the 75-foot minimum front yard to the sideline of Great Road would exceed 30% of the LOT depth, the front yard may be reduced to 30% of that LOT depth, but not to less than 30 feet. Lot depth shall be measured in a line that is perpendicular to the Great Road sideline. (6) If the LOT abuts a residential zoning district the minimum side and rear yard shall be 50 feet. On LOTS in existence on or before February 15, 1990 where the minimum side or rear yard exceeds 20% of the LOT depth, the side or rear yard may be reduced to 20% of that LOT depth, but not to less than 30 feet. Lot depth shall be measured in a line that is perpendicular to the applicable side or rear LOT line.

2. The sight distances at the proposed site driveway is not impaired and provides sufficient distance for vehicular use.
3. Proposed plantings and vegetation will be kept low (below 3 feet) so as to not interfere with sight distance.
4. The commercial use will generate vehicular traffic allowed by the Zoning Bylaw.
5. The Project will be designed to meet the stormwater management standards. Country Properties has designed the Project to manage stormwater on-site. Stamski and McNary, Inc. performed the drainage review to determine the existing and post-development stormwater discharge rates. The Town's regulations require the owner to collect, treat and infiltrate stormwater coming into contact with parking lots or impervious surfaces prior to discharge. The stormwater management design incorporates the features required by the state's stormwater standards; not increasing the pre-development rate of runoff in post-development conditions and not increasing the volume of untreated stormwater discharged off-site. The stormwater management design incorporates the regulatory best management practices to meet the stormwater standards.

D. The Variance May Be Granted Without Nullifying Or Substantially Derogating From The Intent And Purpose Of The Zoning Bylaw.

The intent and purpose of the Acton Zoning Bylaw is to provide frontage and setbacks that allows property owners to enjoy their property and to retain consistent appearance within the District. The granting of the Variance is for the use of the Property that has sufficient frontage and lot area in the District. Granting the Variances will allow a building to be constructed which will meet all use and other dimensional requirements of the Zoning Bylaw. The new building will increase the present non-existent front yard setback at least 15 feet so it does not loom over the street.

The purpose of the Bylaw includes encouraging appropriate use of land throughout the Town to lessen congestion in the streets, to conserve health, to preserve and increase its amenities; to prevent overcrowding of land, to prevent blight and pollution of the environment and to provide acceptable light and air. The purpose of the Bylaw is manifested and reflected in

the selection of zoning districts, the uses allowed by the Bylaw in the respective districts, building setbacks and general conditions.

E. The Provisions Of 10.5 Of The Acton Zoning Bylaw Are Met As Follows:

1. There is no use Variance requested.
2. The Petitioner meets the rules and regulations for the Bylaw.
3. The Petitioner includes the application and plans with the filing.
4. This Memorandum provides the basis for the Board's findings under 10.5.5.1 and 10.5.5.2 of the Bylaw.

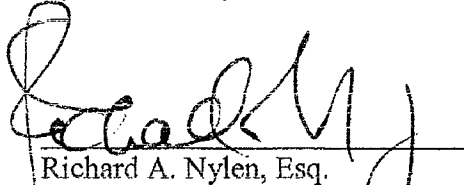
As noted above and on the plans, the design of the building meets all of the Zoning Bylaw requirements except for the front yard setback and will provide public benefits with the construction of a rehabilitated building further away from Great Road, landscaping on the perimeter, a compliant Title 5 system, replacement of a structurally deficient building and updated stormwater management.

We therefore request that the ZBA grant the front yard setback Variance to allow the razing and reconstruction of the building as shown on the plans.

Respectfully submitted,

Country Properties, LLC

By Its Attorney,



Richard A. Nylén, Esq.
Lynch, DeSimone, & Nylén, LLP
10 Post Office Square, Suite 970N
Boston, MA 02109
(617) 348-4500
rnylen@ldnllp.com

KANAYO LALA, P.E.
BSCE, MASCE, MSEL, MNSPE, M.I.E.(India), MAMWS, MACI, M.I.CC
FOUR WEST ROAD
ACTON, MA 01720
LIC.# 33710-C(MA), 9227(NH), 84611(NY), 32768(VA), 7736(VT)
<https://sites.google.com/site/kanayolalape/>

Building Inspection and Zoning Department
472 Main Street
Acton, MA 01720

April 17, 2015

Attn: Mr. Frank Ramsbottom, Building Commissioner

Re: 429 Great Road, Acton, Massachusetts

Dear Mr. Ramsbottom:

Following is the evaluation of the existing conditions at the 429 Great Road, Barn Building used as retail store, as per the International Existing Building Code 2009 as amended by 780 CMR Chapter 34:

The two story building has been in use as a retail store, i.e. use **Group M**. It should not continue in its present condition in my opinion. The Gross area of the building - 1st Floor = 2728SF; 2nd Floor = 2356SF; Attic = 744SF; Total = 5828SF

The existing building has a stone foundation with an average five foot deep crawl space. The upper two floors are wood framed post and beam structure with a partial attic space. The structure has a roof rafter system with asphalt shingles.

The first inspection was done by me on November 9, 2013 and recently I visited a few weeks ago in February 2015.

The existing stone foundation is crumbling due to standing water in the crawl space that freezes in the winter. The freeze and thaw cycle of the past few severe winters has caused movements in the foundation making it unstable and unsafe for occupancy.

The existing building has many structural damages extending from wet rot and termite damage to its sill plates and loosened post and beam connections. No short term or long term repairs appear economical or appropriate for the existing structure. The existing siding is also deteriorated which is essential for the lateral stability of the barn and safety of its occupants.

Due to the existing condition of the structure the tenant has vacated the building. The roof is leaking and the rot and termites have won their battle with the structure. The previous tenant stated when the building is full, both floors are very spongy and did not feel safe and feels even worse on the second floor.

In my opinion, the roof structure, foundation, first and second floors must be replaced. Razing or dismantling the entire structure and installing new footings with concrete walls and a new structure that meets the current building code is necessary due to public safety concerns. Field decisions will be made to determine if any part of the building/structure can be salvaged.

The work of razing the building and replacing the structure on the new foundation will be under controlled construction and will be supervised by a professional engineer responsible to provide timely inspection reports to the Town.

Please contact me if you need additional information or if you have any questions.

Sincerely,



Kanayo Lala, PE

cc.: Mr. Brian McMullen, Assistant Assessor

1087

COUNTRY PROPERTIES LLC

DATE 6/8/15

53-274-113

Town of Acton

PAY TO THE ORDER OF

\$ 250.00

Two Hundred and Fifty

DOLLARS



Security Features
Included
Details on Back



Enterprise
Bank

Enterprise Bank & Trust Company
LOWELL, MASSACHUSETTS

FOR

Jane A. Berkelami

MP

⑈001087⑈ ⑈011302742⑈

667 448⑈



Town of Acton
472 Main Street
Acton, MA 01720
Telephone (978) 929-6621
Fax (978) 929-6340

Brian McMullen
Assistant Assessor

Locust: 428 Great Rd
Parcel: C5.67

PropertyID	SiteAddress	OwnerName1	OwnerName2	OwnerAddress	OwnerTown/State/Zip
C4-22	457 GREAT RD	1 ON 1 SELF INDULGENCE INC.		457 GREAT RD	ACTON, MA 01720
C4-22-1	15 HARRIS ST	DEB ASHISH K	DEB ABHAYA	15 HARRIS ST	ACTON, MA 01720
C4-428-3	428 GREAT RD #3	DEROSA MICHAEL S TRUSTEE	ASORED REALTY TRUST	8 WAGON WHEEL ROAD	WINCHESTER, MA 01890
C4-428-2	428 GREAT RD #2	LU HUY V		428 GREAT RD #2	ACTON, MA 01720
C4-424-14	424 GREAT RD #14	SHI RUNAN	LIU MINHUA	12 GREGORY LN	ACTON, MA 01720
C4-21-3	428 GREAT RD	428 GREAT ROAD LLC	ATT: SHAWN LINEHAN	198 GREAT RD	ACTON, MA 01720
C4-21-4	452 GREAT RD	WORKERS CREDIT UNION		452 GREAT RD	ACTON, MA 01720
C4-428-4	428 GREAT RD #4	LEGGETT THOMAS		164 ASH STREET #1	WALTHAM, MA 02453
C4-426-13	426 GREAT RD #13	HU CUIE		14 LOTHPRO RD	ACTON, MA 01720
C4-426-14	426 GREAT RD #14	ZHANG XIAO FAN		124 MAIN ST	ACTON, MA 01720
C4-426-15	426 GREAT RD #15	KALAYA KALYAN		426 GREAT RD #15	ACTON, MA 01720
C4-428-11	428 GREAT RD #11	VIMAL RAM LAKSHAN PANDAY TRUSTEE	VIMAL-PANDAY RESEARCH FNDTN	25 RITA STREET	LOWELL, MA 01854
C4-428-12	428 GREAT RD #12	SCHAEBE THOMAS ET UX TR	428-12 REALTY TRUST	PO BOX 441696	SOMERVILLE, MA 02144
C4-428-13	428 GREAT RD #13	PICCH ROBERT B	KATHRYN L	1808 SHIRLEY ROAD	LANCASTER, MA 01523
C5-5	25 HARRIS ST	SPRING HILL AT ACTON LLC	C/O UNIVERSAL MANAGEMENT	181 WELLS AVE	NEWTON, MA 02459
C4-426-2	426 GREAT RD #2	ACTON HOUSING AUTHORITY		PO BOX 681	ACTON, MA 01720
C4-428-14	428 GREAT RD #14	RELY JOHN J		428 GREAT RD #14	ACTON, MA 01720
C4-426-5	426 GREAT RD #5	RAY JUSTIN W		3 DRUMMOND RD	STONEHAM, MA 02180
C4-426-6	426 GREAT RD #6	DEROSA MICHAEL S TRUSTEE	ASORED REALTY TRUST	8 WAGON WHEEL ROAD	WINCHESTER, MA 01890
C4-424-12	424 GREAT RD #12	DOZOS PAUL	DOZOS LOUIS	11 JONATHAN LANE	BEDFORD, MA 01730
C5-501-13	28 HARRIS ST #A3	KURAKOSE THOMAS S	KURAKOSE MENA	28 HARRIS ST #A3	ACTON, MA 01720
C5-501-14	30 HARRIS ST #A4	KHAYVIN ROMAN Y	KHAYKINA SVETLANA	28 HARRIS ST #A4	ACTON, MA 01720
C5-502-25	30 HARRIS ST #B5	WU XIAOLIN		537 WASHINGTON ST, SUITE 200	ACTON, MA 01720
C4-21-1	440 GREAT RD	BFD INC TRUSTEE + 440 GREAT RD NOMINEE T	C/P SF PROPERTIES, INC	PO BOX 681	ACTON, MA 01720
C4-426-17	426 GREAT RD #17	ACTON HOUSING AUTHORITY		426 GREAT RD #17	ACTON, MA 01720
C4-428-1	428 GREAT RD #1	HAWKEY PAMELA		8 WAGON WHEEL ROAD	WINCHESTER, MA 01890
C4-424-4	424 GREAT RD #4	DEROSA MICHAEL S TRUSTEE	ASORED REALTY TRUST	46 JOHNSON RD	WINCHESTER, MA 01890
C4-424-5	424 GREAT RD #5	ATHYAL ANNIE ELIZABETH	MATHEW MANI T	17 KIRK CIR	WINTHROP, MA 01890
C4-424-7	424 GREAT RD #7	HARNUM FRANCES M		526 OLINGBROOK RD	WYBURN, MA 02468
C4-426-10	426 GREAT RD #10	CHEN GLORIA I		428 GREAT RD #6	ACTON, MA 01720
C4-428-6	428 GREAT RD #6	CHEN FRANK H		PO BOX 2004	ACTON, MA 01720
C4-428-8	428 GREAT RD #8	KEANE THOMAS		17 BATTLECK AV	HAMPTON, NH 03842
C4-428-15	428 GREAT RD #15	AZAR KRISTIN A AKA LYONS KRISTIN		24 FOX MEADOW LANE	BEAUVILLE, MA 02464
C4-424-15	424 GREAT RD #15	SCHAEBE REALTY ONE LLC	THE SHARON L MCDONAGHAN TRUST	46 STRICHEN LANE	ACTON, MA 01720
C4-424-16	424 GREAT RD #16	MCDONAGHAN SHARON L/DAVID W TRUSTEE		424 GREAT RD #16	ACTON, MA 01720
C4-424-18	424 GREAT RD #18	CHENERY ANDREW J	GERACE RITA M	30 HARRIS STREET #7	ACTON, MA 01720
C5-502-27	30 HARRIS ST #B7	TSANG KWAN WAI		426 GREAT RD #8	ACTON, MA 01720
C4-426-8	426 GREAT RD #8	KEIRAMARIS GEORGIOS		16 STRAWBERRY HILL ROAD	ACTON, MA 01720
C4-21-2	444 GREAT RD	FOSTER MARC C TRUSTEE		90 CARROLL ST	PORTLAND, ME 04102
C4-426-16	426 GREAT RD #16	GORHAM WILLIAM J	GORHAM PATRICIA	17 FOX LANE	FOXBORO, MA 02035
C4-424-17	424 GREAT RD #17	MOULTON JOHN		424 GREAT RD #17	ACTON, MA 01720
C4-426-1	426 GREAT RD #1	DUNBAR MICHAEL ALLEN		426 GREAT RD #1	ACTON, MA 01720

Brian McMullen
Assistant Assessor

Locust: 429 Great Rd
Parcel: CS-67

CS-501-11	28 HARRIS ST #A1	RODLEY TRACY		28 HARRIS ST #A1	ACTON, MA 01720
CS-502-26	30 HARRIS ST #B6	MAILLIE SUSAN M		30 HARRIS ST #B6	ACTON, MA 01720
CS-502-28	30 HARRIS ST #B8	TESSIER PAULINE T		30 HARRIS ST #B8	ACTON, MA 01720
CS-426-9	426 GREAT RD #9	SCHAEBE THOMAS		PO BOX 441696	SOMERVILLE, MA 02146
CS-428-7	428 GREAT RD #7	MONAGHAN SHARON L/DAVID W TRUSTEE	THE SHARON L MONAGHAN TRUST	46 STRICHEN LANE	BELLA VISTA, AR 72739
CS-428-9	428 GREAT RD #9	ALLEN JOHN H		428 GREAT RD #9	ACTON, MA 01720
CS-428-18	428 GREAT RD #18	MCLEAN JANET		428 GREAT RD #18	ACTON, MA 01720
CS-424-1	424 GREAT RD #1	GALLIVAN JOHN E		424 GREAT RD #1	ACTON, MA 01720
CS-424-3	424 GREAT RD #3	FEELEY KEVIN	WHEATON A PAGE	30 K MARIE DR	ATTEBORO, MA 02703
CS-424-8	424 GREAT RD #8	GODFREY DANIEL	FEELEY CLAUDIA	164 ASH STREET #1	WALTHAM, MA 02453
CS-424-15	424 GREAT RD #15	TSANG CARA Y L		31 HILLSIDE RD	LINCOLN, MA 01773
CS-426-4	426 GREAT RD #4	SCHAEBE REALTY ONE LLC		24 FOX MEADOW LANE	ARLINGTON, MA 02474
CS-10-18	1 CAPT HANDLEY RD	TOWN OF ACTON		472 MAIN STREET	ACTON, MA 01720
CS-428-17	428 GREAT RD #17	SOKOLOVSKAYA YEKATERINA M		34 PERSHING RD	NEEDHAM, MA 02494
CS-44	32 HARRIS ST	ZHOU YI	XU RENJIA	32 HARRIS ST	ACTON, MA 01720
CS-424-6	424 GREAT RD #6	PENNEY SEAN R		424 GREAT RD #6	ACTON, MA 01720
CS-10-16	2 CAPT HANDLEY RD	AYYAPILLAI MURALI	PU MIN	2 CAPT HANDLEY ROAD	ACTON, MA 01720
CS-424-11	424 GREAT RD #11	SHEN LITAO		8 BIRCHWOOD DR	WESTBOROUGH, MA 01886
CS-424-13	424 GREAT RD #13	XIA LI		100 EMERSON GARDENS	LEXINGTON, MA 02421
CS-426-12	426 GREAT RD #12	NARDA PUNIT	NARDA SHARMA	426 GREAT RD #12	ACTON, MA 01720
CS-501-12	28 HARRIS ST #A2	SONG VIVIAN YUANYUAN		28 HARRIS ST #A2	ACTON, MA 01720
CS-426-7	426 GREAT RD #7	JONAS ALFRED G		918 NE 119 STREET	MIAMI, FL 33161
CS-428-16	428 GREAT RD #16	SPARKS THOMAS W, RICHARD A	AND DOROTHY C	428 GREAT RD #16	ACTON, MA 01720
CS-428-10	428 GREAT RD #10	HEDBERG KENNETH B	HEDBERG RUTH R	2185 FAULKNER RD	WHITINGHAM, VT 05361
CS-424-2	424 GREAT RD #2	HAIGH ROBERT A TRUSTEE	GREAT ROAD REALTY TRUST	6 DUNKER LN	WESTFORD, MA 01886
CS-426-11	426 GREAT RD #11	AFRID AYESHA		426 GREAT RD #11	ACTON, MA 01720
CS-428-5	428 GREAT RD #5	TURMAN ROBERT M ET AL	ACT-SUD REALTY TRUST	62 BOYLSTON ST APT 912A	ACTON, MA 01720
CS-67-3	425 GREAT RD	WU MIAO YUN	WAI KIYAN	42 MITCHELL RD	CONCORD, MA 02146
CS-424-10	424 GREAT RD #10	YEUNG PETER FUK-WAH	YEUNG MEI CHANG	1 TOWNHOUSE LN #17	ACTON, MA 01720
CS-426-18	426 GREAT RD #18			426 GREAT RD #18	ACTON, MA 01720

Abutters and owners of land directly opposite on any public or private street or way and abutters to the abutters within three hundred feet of the s they appear on the most recent applicable tax list.

HEARING NOTICES FOR ALL SPECIAL PERMITS MUST BE SENT TO THE
PLANNING BOARD, TOWN HALL IN THE FOLLOWING TOWNS:

Boxborough, MA 01729	Maynard, MA 01754	Concord, MA 01742	Littleton, MA 01460
Carlisle, MA 01741	Stow, MA 01775	Westford, MA 01886	Sudbury, MA 01776

Mary Abbott

9 Jun 15

Action Assessors Office